

Board of Appeal Referrals 12/11/69

3.

Re: Petition No. Z-1721  
Joseph Queally  
1445-1451 Dorchester Avenue, Dorchester

Petitioner seeks a variance for a change of occupancy from four stores to a restaurant and bar in a General Business (B-1) district. The proposal would violate the code as follows:

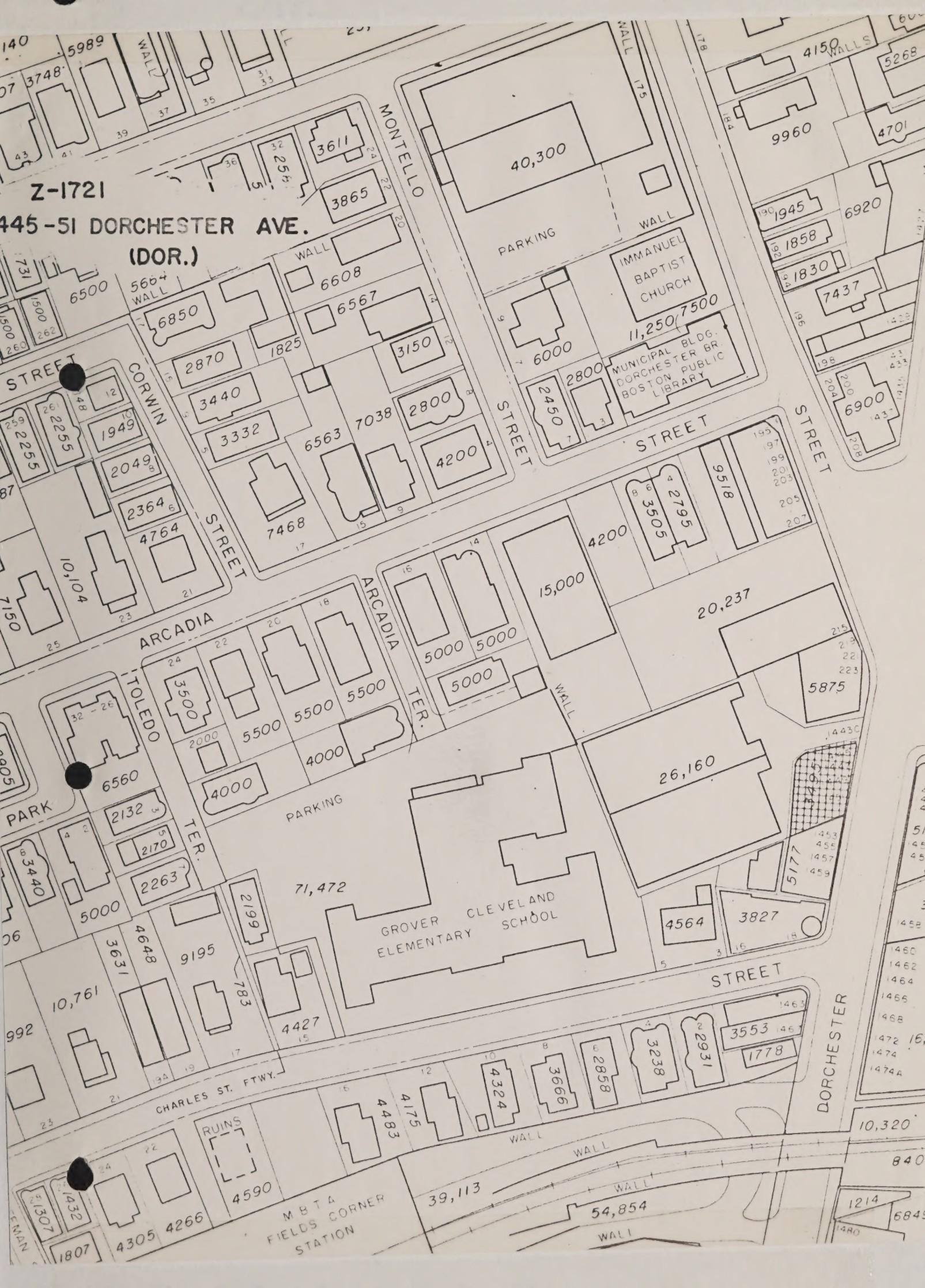
	<u>Req'd.</u>	<u>Proposed</u>
Sect. 23-1 Off-street parking is insufficient	15 spaces	0
The property, located on Dorchester Avenue near the intersection of Adams Street at Fields Corner, contains a one story brick commercial structure. There is no objection to the proposed change of occupancy. The staff recommends that the petitioner provide off-street parking and should ascertain in writing to the Board of Appeal the acquisition of space for the required off-street parking facilities either through purchase or lease. Recommend approval with proviso.		

VOTED: That in connection with Petition No. Z-1721, brought by Joseph Queally, 1445-1451 Dorchester Avenue, Dorchester, for a variance of insufficient off-street parking for a change of occupancy from four stores to a restaurant and bar in a General Business (B-1) district, the Boston Redevelopment Authority recommends approval provided that the required off-street parking is provided. The petitioner should ascertain in writing to the Board of Appeal the acquisition of space for the required off-street parking facilities either through purchase or lease.

Z-1721

445-51 DORCHESTER AVE.

(DOR.)



Re: Petition No. Z-1710  
James E. Clair  
1800 Centre Street, West Roxbury

Petitioner seeks a change of a non-conforming use and a variance to erect a one story addition to an existing one story commercial structure and for a change of occupancy from a wholesale tobacco outlet to a self service laundry, laundry plant and dry cleaning shop in a General Business (B-1) and Light Manufacturing (M-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 9-2 A change in a non-conforming use requires a Board of Appeal hearing.		
Sect. 20-1 Rear yard is insufficient	12 ft.	0

The property, located on Centre Street near the intersection of Willow Street, contains a one story vacant masonry structure. The proposed addition would be erected at the right rear of the structure and would be utilized as part of the laundry plant. The staff has no objection to the proposed change of occupancy but recommends that all noise and odors be effectively confined to the rear of the lot.

VOTED: That in connection with Petition No. Z-1710, brought by James E. Clair, 1800 Centre Street, West Roxbury, for a change of a non-conforming use and a variance of insufficient rear yard to erect a one story addition to an existing one story commercial structure and for a change of occupancy from wholesale tobacco outlet to a self service laundry, laundry plant and a dry cleaning shop in a General Business (B-1) and Light Manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval provided that all noise and odors would be effectively confined to the rear of the lot.

